


COUNTY OF YORK

MEMORANDUM

DATE: April 5, 2005 (PC Mtg. 4/13/05)

TO: York County Planning Commission

FROM: Amy M. Parker, Senior Planner 

SUBJECT: Application No. UP-656-05, York County Little League

ISSUE

This application requests a Special Use Permit (SUP), pursuant to Sections 24.1-115(d)(3) and 24.1-306 (Category 7, Use 8) of the Zoning Ordinance, to authorize an amendment of Special Use Permit UP-417-91, granted on January 16, 1992 for the addition of a second baseball field at Zook Field, located at 110 Cook Road and further identified as Assessor's Parcel No. 24-40D. The amendment requests the addition of eight 60-foot high stadium-type (multi-fixtured) light poles surrounding the two existing ball fields and use of the facility after dusk. The property is located at the northeast quadrant of the intersection of George Washington Memorial Highway (Route 17) and Cook Road (Route 704).

DESCRIPTION

- **Property Owner:** York Community Center Inc.
- **Location:** 110 Cook Road (Route 704)
- **Area:** Approximately 7.03 acres
- **Frontage:** Approximately 118 feet on Cook Road
- **Utilities:** The property is currently served by public water and sewer
- **Topography:** Flat
- **2015 Land Use Map Designation:** Medium-Density Residential
- **Zoning Classification:** R20 – Medium density single-family residential
EMA – Environmental Management Area overlay
- **Existing Development:** Two baseball fields

- Surrounding Development:

North: Single-family detached residential
East: Vacant, single-family detached residential
South: Single-family detached residential, child daycare, 7-1 beyond Cook Road/Route 17 intersection
West: Single-family detached residential, church

- Proposed Development: Addition of lighting and evening use of existing ball fields

CONSIDERATIONS/CONCLUSIONS

1. This property was the subject of a SUP (UP-417-91) approval, granted by the Board of Supervisors on January 16, 1992 for the addition of a second ball field. Copies of Resolution R92-7 and the associated sketch plan are attached. The second ball field was constructed sometime prior to 1994 without benefit of County site plan approval.
2. Approval conditions mandated by the original SUP included a 20-foot setback from side property lines, a 25-foot setback from the rear property line, a 25-foot setback for all parking facilities, screening for abutting residential properties, use of the facility only during daylight hours, and redevelopment of the existing driveway in accordance with Virginia Department of Transportation (VDOT) commercial entrance standards.

The second ball field was constructed in accordance with the required setback limits. Screening was not installed as required by the SUP conditions. The Cook Road entrance to the facility was reconstructed to VDOT commercial entrance standards during the past year. A proposed approval condition addresses screening of the facility where it abuts residential areas.

3. Parking facilities as shown on the SUP sketch plan were not constructed. A gravel area at the end of the facility's main driveway is currently used for parking. According to County Parks and Recreation Division staff, a minimum of 60 parking spaces per playing field would be required in the case of back-to-back games on each field. A proposed approval condition addresses this need.
4. The SUP amendment request includes installation of stadium-type lighting and use of the facility after dusk. The applicant's lighting plan indicates a total of eight 60- to 70-foot high light posts surrounding the two ball fields. Section 24.1- 260(f) of the Zoning Ordinance allows modifications to full cut-off luminaire requirements "Upon finding that the outdoor luminaire or system of outdoor luminaires required for a baseball, softball, football, soccer or other athletic field cannot reasonably comply with the standard and provide sufficient illumination of the field for its safe use." According to the applicant's plans, lighting intensity ranges between 0.02 and 10.11 foot-candles along the southwestern property line. The closest occupied dwellings, 102 and 106 Cook Road, are located approximately 200 and 300 feet, respectively,

from this property line. Estimated foot-candles would drop to 0.00 within 20 feet of the property line on 102 Cook Road and within 60 feet of the property line on 106 Cook Road.

5. In order to minimize impacts on abutting residential properties, staff is recommending approval conditions to require shielded lighting fixtures as shown in lighting specifications submitted by the applicant (copy attached). Additionally, staff is recommending an approval condition that would preclude operation of the facility between the hours of 10:00 P.M. and 8:00 A.M.

RECOMMENDATION

Currently, the County does not have sufficient youth baseball facilities to accommodate the number of patrons. This is evidenced by ongoing County plans to construct at least five new baseball fields on Newport News Waterworks property off of Oriana Road. The complex is not expected to be complete until the Spring of 2008. Installation of lighting on the subject fields would extend daily playing time and help to alleviate current shortages of youth baseball facilities in the County. Therefore, based on the considerations outlined above, staff recommends that the Commission forward Application No. UP-656-05 to the Board of Supervisors with a recommendation of approval. This can be accomplished through the adoption of Resolution No. PC05-5.

Attachments:

- Zoning Map
- Applicant's existing conditions plan
- MUSCO, Inc. illumination summary
- Lighting plan footcandle detail
- BOS Resolution R92-7
- UP-417-91 sketch plan
- Proposed Resolution No. PC05-5

AMP

PLANNING COMMISSION
COUNTY OF YORK
YORKTOWN, VIRGINIA

Resolution

At a regular meeting of the York County Planning Commission held in the Board Room, York Hall, Yorktown, Virginia, on the ____ day of ____, 2005:

Present

Vote

Andrew A. Simasek, Chair
Alfred E. Ptasznik, Jr., Vice Chair
Alexander T. Hamilton
John W. Staton
Nicholas F. Barba
Anne C. H. Conner
John R. Davis

On motion of _____, which carried _____, the following resolution was adopted:

**A RESOLUTION TO RECOMMEND APPROVAL OF AN
AMENDMENT TO SPECIAL USE PERMIT UP-417-91 TO
AUTHORIZE THE ADDITION OF STADIUM-TYPE LIGHTING
FIXTURES AND USE OF EXISTING BASEBALL FACILITIES
AFTER DUSK LOCATED AT 110 COOK ROAD**

WHEREAS, the York County Little League has submitted Application No. UP-656-05, which requests to amend the conditions of Special Use Permit UP-417-91, pursuant to Section 24.1-115(d)(3) of the York County Zoning Ordinance, granted for installation of a second baseball field at 110 Cook Road (Route 704) and further identified as Assessor's Parcel No. 24-40D, by permitting the installation of stadium-type lighting facilities and use of the existing baseball facility after dusk; and

WHEREAS, said application has been referred to the York County Planning Commission in accordance with applicable procedure; and

WHEREAS, the Planning Commission has conducted a duly advertised public hearing on this application; and

WHEREAS, the Commission has carefully considered the public comments and staff recommendation with respect to this application;

NOW, THEREFORE, BE IT RESOLVED by the York County Planning Commission this the ____ day of _____, 2005 the Application No. UP-656-05 be, and it is hereby, transmitted to the York County Board of Supervisors with a recommendation of approval to authorize amendment of Special Use Permit UP-417-91 to permit installation of stadium-type lighting and use of the existing baseball facility after dusk located at 110 Cook Road (Route 704) and further identified as Assessor's Parcel No. 24-40D; subject to the following conditions:

This approval shall authorize amendment of Special Use Permit UP-417-91 to permit installation of stadium-type lighting and use of the existing baseball facility after dusk located at 110 Cook Road (Route 704) and further identified as Assessor's Parcel No. 24-40D.

2. A site plan, prepared in accordance with the provisions of Article V of the York County Zoning Ordinance, except as modified herein or as may be necessary to comply with site plan review requirements, shall be submitted to and approved by the County prior to the installation of any lighting facilities or site disturbance.
3. No facilities installed subsequent to the date of this resolution, with the exception of light posts, shall be located within twenty (20) feet to any side property line nor within twenty-five (25) feet to the rear property line. Parking facilities, including access aisles, shall not be located within 25 feet of any property line.
4. To afford screening for abutting residential uses, eight-foot high opaque fencing of a type and materials meeting the approval of the Zoning Administrator shall be installed bordering the entire southwest property line exclusive of the access drive area. Fencing shall be supplemented, in areas unencumbered by existing structures, with a row of evergreen trees having a planting size no less than 6 feet in height and spaced no less than 20 feet on center. Evergreen shrubs having a mature height of no less than four feet and spaced no less than 15 feet on center shall be installed parallel to each side of the existing main driveway leading to the ball fields. Side yards shall meet landscape requirements set forth in Section 24.1-242(h) of the Zoning Ordinance, except that all shrub credit requirements shall be met with evergreen plantings.
5. Use of the facility (including lighting) shall be limited to the hours between 8:00 A.M. and 10:00 P.M.
6. Minimum parking requirements shall be 60 spaces per ball field.

7. Portable rest room facilities shall be provided in accordance with County Health Department regulations.
8. Stadium-type lighting shall be MUSCO Light Structure Green hooded fixtures or their equivalent. Stadium-type lighting shall be installed in accordance with illumination summaries prepared by Musco Lighting, dated April 4, 2005, and received by the Planning Division on April 5, 2005, and which is made a part of this Resolution by reference. All other lighting fixtures shall use full cut-off luminaires installed at 90 degrees to ground level to prevent off-site glare.
9. In accordance with Section 24.1-115(b)(7) of the York County Zoning Ordinance, a certified copy of the resolution authorizing this Special Use Permit shall be recorded at the expense of the applicant in the name of the property owner as grantor in the office of the Clerk of the Circuit Court.